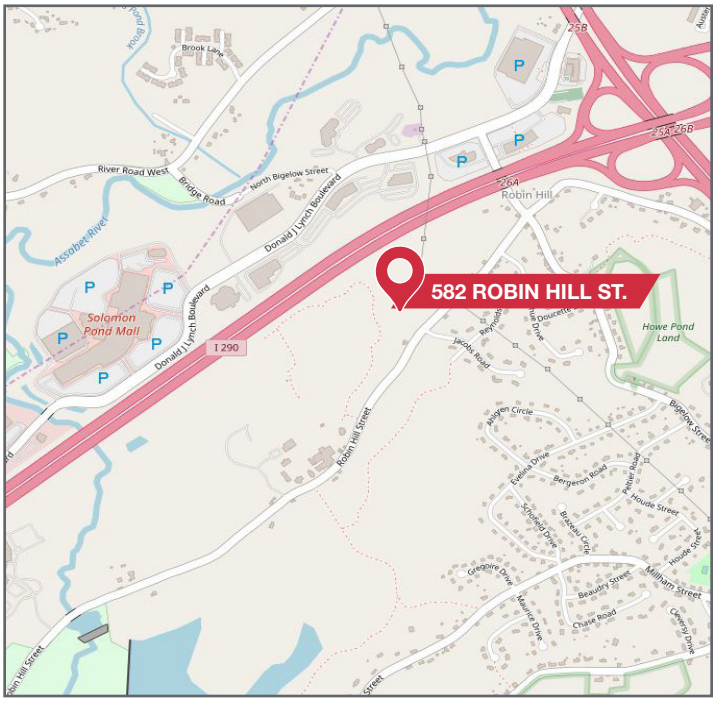
Land

582 Robin Hill Street | Marlborough, MA

NAI Glickman Kovago & Jacobs

29+/- acres of prime development land **for sale**

- 29.14 acre lot overlooking I-290 at major interchange of I-495
- Over 1,000 ft. frontage along highway — exceptional visibility
- Subdividable into pad sites
- Zoned Limited Industrial (LI), property well suited for myriad of versatile "uses" including:
  - Office/Biotech/R&D Park
  - Retail/Restaurant development
  - Hotel/Conference facilities
  - School campus
  - Assisted Living/Senior Housing
  - Recreational uses
  - Mobile Home Park
  - Light manufacturing and Distribution
- Directly across from the Solomon Pond Mall, the Solomon Office Park and the New England Sports Center — see stats page 4
- Less than 1 mile from the new 106 room Homewood Suites Hotel in Berlin and the new upscale 204 unit Rockwell Apartment Complex
- Extremely high traffic volumes — 77,000 ADT on I-290



View aerial video at https://youtu.be/V9BTiybP3KM

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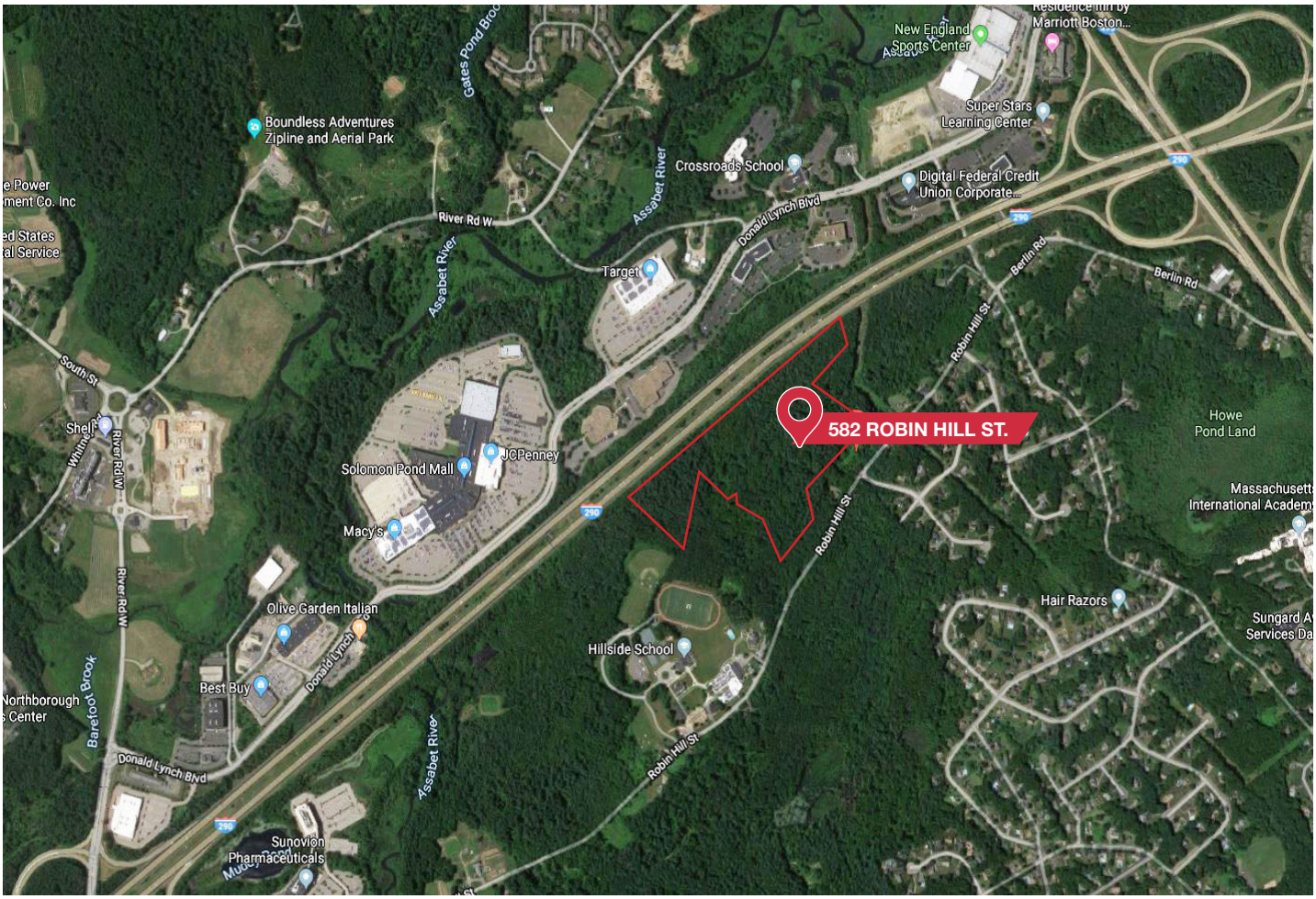
Aerial



DEMOGRAPHICS	1-mile	3-mile	5-mile
Total Population	1,677	31,968	78,009
Daytime Population	6,321	56,735	99,526
No. of Households	558	12,664	30,285
Average Income	$121,834	$99,295	$106,969
Median Income	$98,778	$75,298	$80,588

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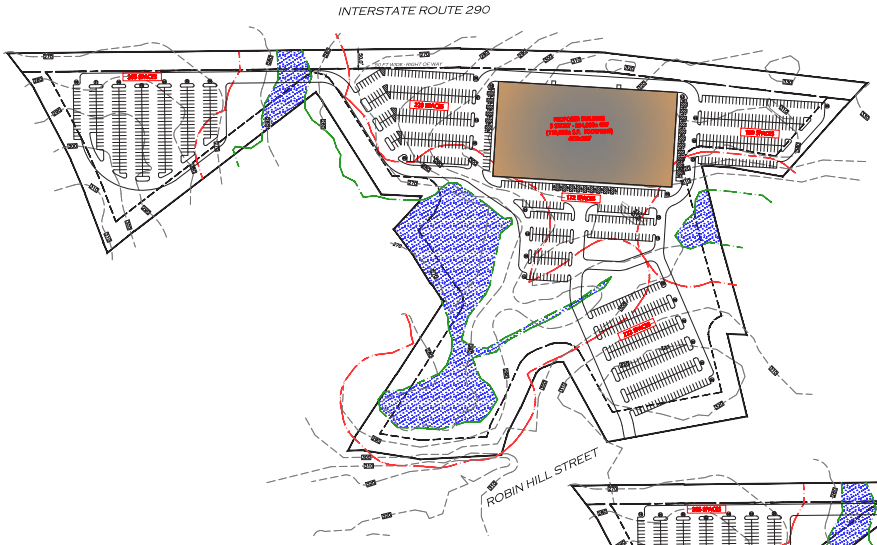
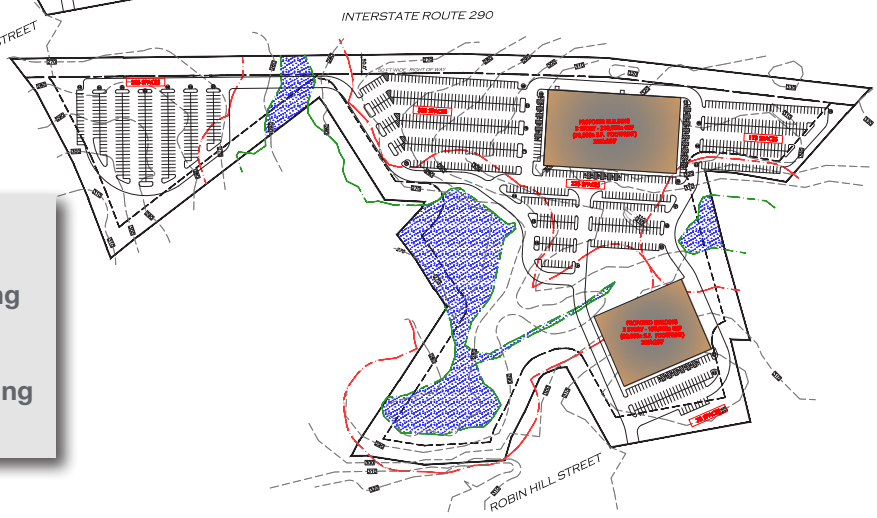
Business Park Concepts



◀ **CONCEPT 1:**
Three- story, 354,000 sf building (118,000 sf footprint)

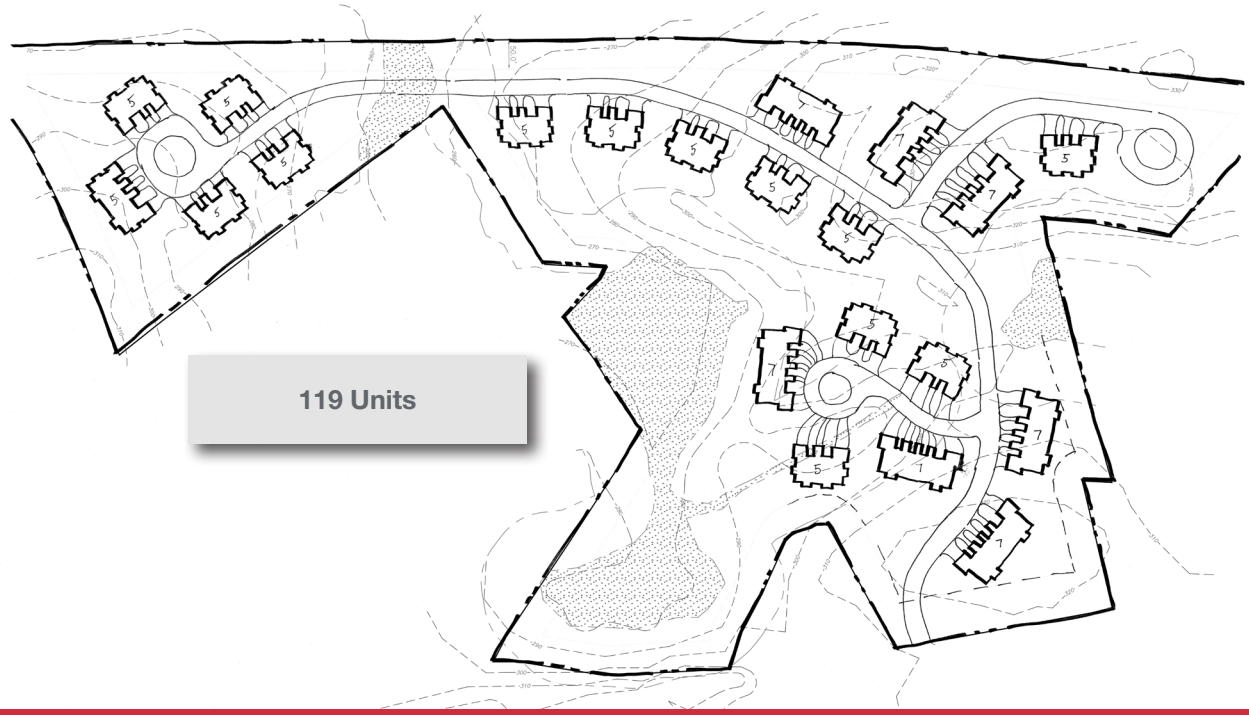


CONCEPT 2: ▶

Top: Three- story, 210,000 sf building (70,000 sf footprint)

Lower: Three-story, 150,000 sf building (30,000 sf footprint

Residential Concept



119 Units

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Immediate trade area

1 — I-290 Industrial

2 — Solomon Pond Golf Center

3 — Dunkin' Donuts

4 — Shell Gas Station

5 — Homewood Suites Hotel

6 — Rockwell Apts.

7 — Berlin Liquors

8 — Quality Inn

9 — Digital Federal Credit Union

10 — Best Buy

11 — Shops at the Pond

12 — Olive Garden Restaurant

13 — Regal Cinema

14 — Solomon Pond Mall

15 — Target

16 — The New England Sports Center

17 — Hillside School

18 — Sunovion Pharmaceuticals

The site is just minutes from:

Donald Lynch Boulevard - 1.1 million sf of retail, 1.6 million sf of Class A office and R&D, two hotels and Jefferson at Wheeler Hill (a 274 unit luxury apartment complex).

Solomon Pond Mall – 1,000,000 sf enclosed mall with 120 stores and 15 screen movie theater

The Rockwell Apartments - Seven building, 204-unit, $55 million residential development at 65 River Road West, Berlin

New England Sports Center - 218,000 sf indoor ice arena - the largest ice sports venue for hockey, figure skating, and public skating in North America with more than 1,000,000 visits per year.

Boundless Adventures – a five-acre eco-friendly aerial adventure park featuring nine treetop obstacle courses at 154 River Road West, Berlin

The City of Marlborough - Home to some of the largest and most-innovative life sciences and medical device companies in Massachusetts including GE Healthcare Life Sciences, Boston Scientific, Sunovion, and Hologic.

Jefferson at Wheeler Hill – 274 apartments in nine buildings off Donald Lynch Boulevard in Marlborough.